

PB# 96-17

NORTHEAST AUTO SALES, INC.

34-2-5

96 - 17

Northeast Auto Sales, Inc. S.P.
Rt. 207 (Hughes)

Approved 8/20/96

Wilson Jones • Carbonless • S1652-4W CL Duplicate • S1654-4W CL Triplicate
Planning Paid
 Town Hall
 555 Union Ave.
 New Windsor, N.Y. 12553
 MADE IN U.S.A.
 © Wilson Jones, 1989

DATE June 20, 1996 RECEIPT NUMBER 96-17
 RECEIVED FROM Northeastern Auto Sales of America, Inc.
 Address 589 Little Britain Rd. - New Windsor, N.Y.
Seven Hundred Fifty 00/100 DOLLARS \$ 750.00
 FOR Site Plan Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	750.00	CASH	
AMOUNT PAID	750.00	CHECK	#01021
BALANCE DUE	-0-	MONEY ORDER	

P. Zappolo
 BY Mural Mason, Secy to the P.B.

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12553

General Receipt

15606

Received from Northeastern Auto Sales \$ 100.00
One Hundred 00/100 DOLLARS
 For P.B. # 96-17 Application Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 1022		100.00

By Dorothy H. Hansen

Town Clerk

TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

Wilson Jones • Carbonless • S1652-4W CL Duplicate • S1654-4W CL Triplicate
Planning Paid
 Town Hall
 555 Union Ave.
 New Windsor, N.Y. 12553
 MADE IN U.S.A.
 © Wilson Jones, 1989

DATE August 2, 1996 RECEIPT NUMBER 96-17
 RECEIVED FROM Northeast Auto Sales of America, Inc.
 Address 589 Little Britain Rd. - New Windsor, N.Y. 12553
Twenty-Seven 20/100 DOLLARS \$ 27.20
 FOR 3% of \$1,036.00 (Cost Estimate) Inspection Fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	27.20	CASH	
AMOUNT PAID	27.20	CHECK	#1047
BALANCE DUE	-0-	MONEY ORDER	

P. Zappolo
 BY Mural L. Mason, Secy to the P.B.

TOWN OF NEW WINDSOR

General Receipt

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12553

General Receipt 15506

Received from Northeastern Auto Sales \$ 100.00
One Hundred 00/100 DOLLARS

For P.B. # 96-17 Application Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
CE# 1022		100.00

By Dorothy H. Hansen
Town Clerk
 TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

Wilson Jones - Carbonless - 5162-4WCL Duplicate - 5164-4WCL Triplicate
 Planning Board
 Town Hall
 555 Union Ave.
 New Windsor, N.Y. 12553
 MADE IN U.S.A.
 © Wilson Jones, 1989

DATE August 2, 1976 **RECEIPT** NUMBER 96-17

RECEIVED FROM Northeast Auto Sales of America Inc.
 Address 589 Little Britain Rd - New Windsor, N.Y. 12553

Twenty-Seven 20/100 DOLLARS \$ 27.20
 FOR 2% of \$1,036.00 (Cost Estimate) Inspection Fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	27.20	CASH	
AMOUNT PAID	27.20	CHECK	# 1047
BALANCE DUE	- 0 -	MONEY ORDER	

By P. Zappolo
Mural L. Mason, Secy to the P.B.

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12553

General Receipt 15557

Received from Northeastern Auto Sales \$ 100.00
One Hundred and 00/100 DOLLARS

For Planning Board Approval Fee # 96-17

DISTRIBUTION:

FUND	CODE	AMOUNT
CE# 01048		100.00

By Dorothy H. Hansen
Town Clerk
 TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

8/1/96
 Eng. fee
 17.50

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/21/96

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 96-17

NAME: NORTHEASTERN AUTO SALES OF AMERICA, INC.
APPLICANT: HUGHES, SCOTT

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/20/96	PLANS STAMPED	APPROVED
06/26/96	P.B. APPEARANCE	APPR. CONDIT.
	. ADD WHEEL STOPS, SHOW ACCESS TO FRONT, CORRECT HANDICAP	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/26/96

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 96-17

NAME: NORTHEASTERN AUTO SALES OF AMERICA, INC.

APPLICANT: HUGHES, SCOTT

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	06/21/96	MUNICIPAL HIGHWAY	06/20/96	APPROVED
ORIG	06/21/96	MUNICIPAL WATER	06/21/96	APPROVED
ORIG	06/21/96	MUNICIPAL SEWER	/ /	
ORIG	06/21/96	MUNICIPAL FIRE	06/26/96	APPROVED
		. REVIEW WAS FOR FIRE PREVENTION PURPOSES ONLY		

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/21/96

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 96-17

NAME: NORTHEASTERN AUTO SALES OF AMERICA, INC.
APPLICANT: HUGHES, SCOTT

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	06/20/96	EAF SUBMITTED	06/20/96	WITH APPLICATION
ORIG	06/20/96	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	06/20/96	LEAD AGENCY DECLARED	06/26/96	TOOK LEAD AGENCY
ORIG	06/20/96	REQUEST FOR INFORMATION	/ /	
ORIG	06/20/96	DECLARATION (POS/NEG)	06/26/96	DECL. NEG DEC



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

1 August 1996

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

FROM: Mark J. Edsall, P.E., Planning Board Engineer

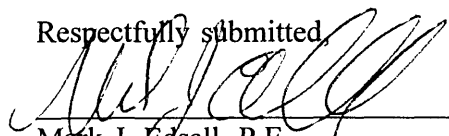
SUBJECT: NORTHEAST AUTO SALES SITE PLAN
NEW WINDSOR PLANNING BOARD NO. 96-17

Pursuant to the conditional site plan approval granted by the Planning Board at their 26 June 1996 Planning Board meeting, I have reviewed the final site plan submitted and the site improvement cost estimate. Please note the following comments:

1. The plan must be corrected to indicate that the wheel stops are to be anchored into the ground, as per the discussions at the Planning Board meeting.
2. The plan must be revised to indicate that the existing handicapped parking space will be improved to provide for the 8' wide handicapped access aisle, as is the current code.
3. I take no exception to the cost estimate as submitted; however, it should be noted that the inspection fee has been reduced to 2%.

I have reviewed each of these items with Bill Hildreth by telephone. Subsequent to same, he has revised the site plan. As such, I am aware of no reason why the plan could not be stamped for approval, once all the necessary fees are paid.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:8-1-3E.mk

P.B. 96-17 Approval Fee

NORTHEASTERN AUTO SALES 567-6640
OF AMERICA INC.
589 LITTLE BRITAIN ROAD
NEW WINDSOR, NY 12553

EXPLANATION	AMOUNT

0104
50-7131/22

PAY
AMOUNT
OF

One hundred dollar and $\frac{0}{100}$

DOLLARS

CHECK
AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
8/2/96	Town of New Windsor	planning board	01048

\$ 100.00

Security features
are indicated
inside on the
back

WALDEN SAVINGS BANK
CORNWALL OFFICE
CORNWALL-ON-HUDSON, NY 12520

S. S. H. H. H.

⑈001048⑈ ⑆221971316⑆06 95 003645⑈

P.B. #96-17 INSPECTION fee

NORTHEASTERN AUTO SALES 567-6640
OF AMERICA INC.
589 LITTLE BRITAIN ROAD
NEW WINDSOR, NY 12553

EXPLANATION	AMOUNT

0104
50-7131/22

PAY
AMOUNT
OF

Town Twenty seven dollar and $\frac{20}{100}$

DOLLARS

CHECK
AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
8/2/96	Town of New Windsor	planning board	01047

\$ 27.20

Security features
are indicated
inside on the
back

WALDEN SAVINGS BANK
CORNWALL OFFICE
CORNWALL-ON-HUDSON, NY 12520

S. S. H. H. H.

⑈001047⑈ ⑆221971316⑆06 95 003645⑈

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/05/96

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 96-17

NAME: NORTHEASTERN AUTO SALES OF AMERICA, INC.

APPLICANT: HUGHES, SCOTT

DATE	DESCRIPTION	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
06/20/96	REC. CK. #1021	PAID		750.00	
06/26/96	P.B. ATTY. FEE	CHG	35.00		
06/26/96	P.B. MINUTES	CHG	81.00		
08/02/96	ENGINEER FEE	CHG	117.50		
08/05/96	RET. TO APPLICANT	CHG	516.50		
TOTAL:			750.00	750.00	0.00

*Please issue a check in
the amount of \$516.50 to:*

*Northeast Auto Sales of America Inc.
589 Little Britain Rd.
New Windsor, N.Y. 12553*

22 July 1996

Town of New Windsor

NORTHEAST AUTO SALES of AMERICA, Inc.

SITE PLAN

Improvement Cost Estimate

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>COST</u>
Shale	80 S.Y.	\$5.00/S.Y.	400.00
Pavement	720 S.F.	\$1.00/S.F.	720.00
Handicap Sign and Striping	1	L.S.	100.00
Curb Bumpers	7	\$20.00	140.00
TOTAL:			\$1360.00
2% Inspection Fee:			\$ 27.20

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/05/96

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 96-17

NAME: NORTHEASTERN AUTO SALES OF AMERICA, INC.
APPLICANT: HUGHES, SCOTT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/02/96	S.P. APPROVAL FEE	CHG	100.00		
08/02/96	REC. CK. #01048	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/05/96

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 96-17

NAME: NORTHEASTERN AUTO SALES OF AMERICA, INC.

APPLICANT: HUGHES, SCOTT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/02/96	2% OF \$1,036.00 COST ESTIMA	CHG	27.20		
08/02/96	REC. CK. #01047	PAID		27.20	
		TOTAL:	27.20	27.20	0.00

NORTHEAST AUTO SALES OF AMERICA, INC. (96-17 ROUTE 207

Mr. Scott Hughes appeared before the board for this proposal.

MR. PETRO: For the minutes, I want to state that I own 50% of this property, although I am not involved in the Northeast Auto Sales of America. Being I'm involved, Ron, would you please take over for me? Thank you.

MR. LUCAS: Is this the one where we asked for the site plan, the driveway?

MR. LANDER: This is the real estate office there, used to be Hanover's Place.

MR. SCOTT: My name is Scott Hughes from Northeastern Auto Sales of America. The last time I spoke with you guys I asked you for approval for 6 to 8 parking spots on the front of this property. You requested a site plan, I provided the site plan for you. As you can see, it's 12 x 60, proposed gravel parking, the reason why I want to go for this first is there is 160 foot of road frontage there and right now, at this time, I'm only able to use 60 foot of it because the rest goes into a gully. Possibly later in the year, early next year, I want to fill that gully in and produce more of a display area up front.

MR. LANDER: Cause your intent the last time you were here you were going to come up the side of the building which would be the east side of the building.

MR. HUGHES: That is correct but this up here is basically just for display only.

MR. LUCAS: What do you mean by display?

MR. HUGHES: Just for purposes of people going by and seeing cars.

MR. LANDER: Now, you propose to have wheel stops out there or anything like that to stop the cars?

MR. HUGHES: Yes, concrete wheel stops.

MR. STENT: 12 foot is deep enough.

MR. HUGHES: Yes, for display.

MR. LUCAS: You have got a paved shoulder and proposed gravel, what's in between looks like it's grass, is that grass?

MR. HUGHES: Yes.

MR. LUCAS: How are you going to pull the cars on to the property?

MR. HUGHES: Around to the right side of the property.

MR. LUCAS: But you don't show anything there, right?

MR. HUGHES: Right, that eventually is going to be stone.

MR. LUCAS: Cause it won't be a good idea to back the cars in off the highway.

MR. HUGHES: No, not at all, it's hard enough getting out of there.

MR. LANDER: What I see is that the cars are going to come in there, they see a car, turn around, they come back, they are going to park right in the middle of the driveway. Now the center line that is common driveway, right?

MR. HUGHES: No, it's not.

MR. LANDER: Those two driveways don't come together with the residents next door?

MR. HUGHES: No, it appears that way but it's not.

MR. LANDER: Is there a fence down the driveway?

MR. HUGHES: No, there's not.

MR. LANDER: There is a median?

MR. HUGHES: No.

MR. LANDER: They do connect?

MR. HUGHES: Yes.

MR. LANDER: There's a pole out in front but that is the only thing that divides the right-of-ways, right?

MR. HUGHES: That is right.

MR. LUCAS: Look, you said I think it would be better if you come and pull up here, that is what I thought he was going to show.

MR. LANDER: That is what I had thought.

MR. DUBALDI: That is what I thought, too.

MR. LUCAS: Is that what the problem is between here, there's a big gully?

MR. HUGHES: No, it's more to the right than this building more down in here.

MR. LANDER: And your elevation at the parking lot.

MR. DUBALDI: How are you going to be putting the cars on the gravel parking area, I'm sorry?

MR. HUGHES: It doesn't show it on this map because I'm having kind of conflicts talking with this guy, Hildreth, to the right side of this building, I want to put in the gravel driveway.

MR. DUBALDI: You're going to have to show that on the map, that is going to have to be shown.

MR. LANDER: There has to be a way that you can access that and not off the road and 12 foot, I mean you can get the first car in there but after you sell it, you have to move everything and back out it just seems cluttered but I guess you can move everything to get the last car out of there.

MR. DUBALDI: What's wrong with the handicapped parking space?

MR. EDSALL: It's not wide enough. The current requirement for handicapped parking space is the 8 foot space plus eight foot striped aisle. I think this was set up years ago when it used to be 8 and 5, so it is slightly large. So if you are going to be doing any paving work, you may just want to slightly widen it up and stripe it properly.

MR. LUCAS: The gravel parking says for auto display, that is separate?

MR. EDSALL: That is up to the board.

MR. LUCAS: I would think it would be acceptable if he comes from the back, I wouldn't want to see the cars--

MR. HUGHES: I agree with you, like I said, just getting across that road is a problem, pulling out of the driveway and I would not attempt to back cars into that.

MR. STENT: I think we should address number one, too.

MR. LUCAS: Board should confirm that gravel finish is acceptable.

MR. DUBALDI: Mark, can you clarify comment number one?

MR. LANDER: It was a real estate office before.

MR. EDSALL: A6 is retail stores and banks.

MR. LANDER: So what classification would this be under? This is what we have the parking calculations on.

MR. EDSALL: Yeah.

MR. LANDER: Will they all be the same?

MR. EDSALL: No, I was just commenting that the

application is for in use classified as A6 and I'm just suggesting to the board I want to make you aware that that is the use category on which this application is made.

MR. LUCAS: How far does A6 go to cause there's another lot right up the street?

MR. EDSALL: NC is the zoning district, neighborhood commercial. The application is submitted based on use group A6, which is, A meaning permitted by right, 6 being item number 6, which is retail stores and banks, I'm just advising you that that is what the application is made on.

MR. LANDER: So it is wrong. You went to the zoning board here July 10, that variance was ten July '89, so you didn't go, I guess Mr. Hogan must have had that done and that was that for, do we have that in the file?

MR. DUBALDI: When Dan Hogan went to get the variance, it was the variance was on this property to allow I believe it was zoned, was it a zoning change or was it I think he wanted to make sure that a business could occupy the building, I forget exactly.

MR. LANDER: Change of use.

MR. DUBALDI: Cause I think it was for residential use at one time.

MR. LANDER: It was a residence, yes.

MR. DUBALDI: He wanted to make sure that he could use it as a business and I vaguely remember.

MR. PETRO: It's in the NC zone so it's permitted use and I believe a business is permitted use in an NC zone. Obviously he did, I would imagine that he had applied under A9, which is business professional or governmental offices.

MR. LUCAS: Where did the A6 come from?

MR. EDSALL: That is the application.

MR. LUCAS: His application?

MR. KRIEGER: No, his present application.

MR. PETRO: What's the question?

MR. LANDER: So what does that change, he'd have to change that on the plan number one or there's not a different setback?

MR. EDSALL: What are you asking me if there's--

MR. LANDER: What's the difference other than he should change that A6.

MR. EDSALL: What does he change it to, what do you want him to change it to?

MR. LUCAS: What was the A9?

MR. EDSALL: Business offices.

MR. KRIEGER: A6 is better than A9 for the property, it's better, it's got to be changed to retail.

MR. KRIEGER: In this zone, is used car sales listed specifically anywhere?

MR. EDSALL: No, it is not.

MR. LANDER: So what did they use right up at the corner.

MR. LUCAS: Used car and also do detailing too?

MR. HUGHES: No.

MR. LANDER: What did, there's a used car lot right up the street right on the corner of Weather Oak and what did they--

MR. EDSALL: I'm not sure what that application came in at.

MR. PETRO: Should I shed some light on the subject?

MR. LANDER: If you would.

MR. PETRO: This is a problem, if you notice this problem here arises a number of times in NC zone, same as Toyota is NC zone, Auto Express, what's the name of his business up there, Scott?

MR. HUGHES: Superior Auto Sales.

MR. PETRO: And the way the building department has looked at this is that it is retailing use is acceptable in an NC zone. Mr. Babcock feels that retailing is retailing, whether retailing shoes, retailing socks, watches or automobiles is retailing therefore it's allowable in the NC zone.

MR. LANDER: I agree, I think the question is--

MR. PETRO: This is something that needs to be clarified because it doesn't actually, it's not actually listed anywhere as auto sales.

MR. LANDER: What's wrong with A6, it's the wrong classification? I was just told no.

MR. EDSALL: I didn't say that.

MR. KRIEGER: Didn't say it was wrong, says take note that that is what it is.

MR. EDSALL: What I am trying to bring out with you here I think is that again we're in a situation where I think the bulk tables have not been clarified to address something that has happened several times and every time I have just told you that is how it's being classified just so you are aware of it so nobody comes back and says later on--

MR. PETRO: I'd like to state for the minutes if you note Mr. Rogers, the fire inspector's return there, that he states he reviewed it for fire purposes only cause he does not agree with the classification and

feels that auto sales is not a viable use in a neighborhood commercial zone so we have gone back and forth a number of times and the building inspector disagrees and says it is a use and that is what we have been doing in the past. I believe that is what Mr. Hughes was told before he purchased the property and again, it's not just Mr. Hughes, it's been done a number of times for many other applicants because that is the way the building department views it and that is the way we viewed it, frankly, and I believe other members here sat through this, I know Ron, you were here, Carmen was here and that is how we viewed it.

MR. LANDER: Mr. Petro, I have no problem with the A6.

MR. PETRO: I just want to clarify for the minutes.

MR. EDSALL: It may be beneficial if maybe the board suggest to the town board that if they make revisions to zoning, that they look at making it clear that that is their intent because under the design shopping, which is the C zone, they specifically list used car sales, motor vehicle sales, so they specifically list that as an item. So if that is in fact what's the intent in the zoning, maybe the NC zone should list the same thing.

MR. KRIEGER: Or some indication that if they don't want it, that they don't want it.

MR. PETRO: Problem lies in the word retail. Anyone ever heard of a person say to you my friend bought that car but he paid retail?

MR. KRIEGER: Retail is retail and the building inspector's position on that is well taken. It doesn't matter whether it's shoes or cars or kumquats but I think it's kind of, Mark's comments is only that if the town board intends because they did it once, if they intended to include used car sales, it would be helpful, they'd clearly say so.

MR. LANDER: We have municipal highway approval, municipal water, sewer and municipal fire.

MR. LUCAS: Only thing just really a line to show that he is going to extend that so we can, they can come around there and park up in the back, you know, to bring the cars in front back.

MR. DUBALDI: For your benefit we're talking about the access to the display area to the front, the map doesn't show how the cars are going to get to the front of the display area. It looks like they are going to be coming off 207 and I don't think that that is how you're going to be parking the cars there. So if you are going to be accessing the display area through the back, you're going to have to show how you intend to do that.

MR. EDSALL: You may also want to because effectively and I'm sure that I, if I don't bring this to your attention, I'll hear it from Don Green from DOT, you're going to be looking to approve an application which proposes to put gravel in effect display parking up against the DOT right-of-way with no obstruction or barrier stopping those vehicles to go out onto 207, other than a promise from the applicant that they'll access just from the front. I don't see any bumper blocks on the plan. So again, what I am saying is that it does front on the DOT right-of-way. It might be a good thing to have some input from DOT and I think that I would not send them this plan, I would send them the plan that shows that you are putting wheel stops and you're accessing from the back just so they don't oppose it.

MR. LANDER: Let me correct a statement. We do not have municipal sewer approval.

MR. PETRO: It's already tied in, the house is tied in, sewer goes directly behind the properly.

MR. LUCAS: Lateral runs to the back?

MR. PETRO: Yes.

MR. LUCAS: But sewer department sanitation says it's not.

MR. LANDER: Well, we don't have approval, they just didn't respond yet, probably on vacation or something.

MR. DUBALDI: I make a motion we assume lead agency.

MR. STENT: Second it.

MR. LANDER: Motion has been made and seconded to declare lead agency under the SEQRA process.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE

MR. DUBALDI: I think we have to schedule a public hearing for this.

MR. LANDER: Do we need one?

MR. DUBALDI: I think we do. Make a motion we schedule a public hearing.

MR. LUCAS: I don't think we need one because the last time we brought this application to us really because it conformed with offering that we asked him I think the only thing we asked him to do was to put which he didn't do, didn't show that, all we really wanted to do is show access to the front from around the side.

MR. DUBALDI: We made the other applicant have a public hearing, I think the best interest of this board is that we have a public hearing for this one as well. I'm only one member.

MR. STENT: Do they have to go to Don Green?

MR. LANDER: Has to go to Don Green.

MR. EDSALL: Just bouncing some ideas over at the table here as far as ways of preventing any problem with the DOT by handling it on site, do you oppose putting in

blacktop and maybe putting some type of a, either a wheel stop or I think another applicant put in a short planter, very low planter so there was separation.

MR. HUGHES: Wheel stops are definitely going to be put in. Superior has wheel stops.

MR. DUBALDI: Just show it on the map.

MR. HUGHES: Yeah, that is fine, but the main reason why this was done like this is just to get going, you know, I'm running out of cash in my pockets.

MR. EDSALL: Is there a problem blacktopping the front because DOT generally does not like unfinished surfaces next to the pavement cause the gravel, shale, whatever it is, tends to get out onto their state highway.

MR. LANDER: That is why for instance every driveway that you see or even on the town road has to be paved from 30 feet in.

MR. LUCAS: That is, I know what he is saying, put a planter but if he makes access to the side, there's a--

MR. EDSALL: It's still going to scoot out on to the shoulder and it becomes a hazard, that is why they do not like unfinished surfaces against their roadway.

MR. DUBALDI: Schedule a public hearing?

MR. STENT: My question is should we schedule a public hearing before we get to Don Green, get stuff back from the state?

MR. DUBALDI: I think that could be done in the meantime.

MR. LUCAS: I don't care about Mr. Petro, we didn't ask him to do it the last time when he came here. Last time we asked him to show if he'd make access to the side and we didn't say before that we expect to have a public hearing or not. I don't, I'm not, I'm just trying to help. The only thing that I asked him before to show it and that is all we know, it's acceptable use

and so I am not going to second it, that is what we're talking about so it is up to Mr. Stent.

MR. LANDER: If you don't receive a second, then we'll just wait to see what the county has to say or Don Green, the state, cause it has to be reviewed by him anyway, right, Mark?

MR. EDSALL: What I was suggesting is if we mitigate the possibility of gravel getting on to the shoulder by paving it, and we create a barrier, either by anchored wheel stops or very short planter, I believe you may be able to act on this without going to DOT because you're obstructing it and you're not approving any access to the highway so their may not be a need for the DOT to review it at that point.

MR. LANDER: We won't ruffle his feathers if we did that, Mr. Green, if we went ahead without his--

MR. EDSALL: I think if you block it off positively and then pave it, I don't believe it's a problem.

MR. LANDER: Okay, Scott, ball's in your court now, wheel stops and paving.

MR. HUGHES: Only other thing if I could ask you, would you allow me to operate with maybe four or five of the spaces in the back as long as I didn't have anything up front?

MR. LANDER: Say that again.

MR. HUGHES: Would you allow me to operate with four or five of these spaces in the back for display purposes for right now at this current time?

MR. EDSALL: Ron, if you look at the comment 2C, there are based on the parking calculations he has five extra parking spaces which could be used for display so effectively the code, he has an extra five that he could use for sales.

MR. LUCAS: So you don't have to ask us.

MR. EDSALL: The way he has it set up, that is fine.

MR. PETRO: Mark, let me ask you this, if he didn't want to park in the front of this building with these extra spaces, he would not even be before the planning board, is that correct?

MR. EDSALL: No, cause it's a change in use so he would be back purely for a change in use for the site but--

MR. PETRO: No other review as far as the parking blacktop and any of that.

MR. EDSALL: Other than the change in use.

MR. LANDER: Can't see them in the back, that is why they want them up front but displaying them in the back on a temporary basis would be the neighbor next door, he only has one neighbor really that is the directly adjacent property.

MR. HUGHES: He's aware of a used car lot going in there.

MR. LUCAS: I don't understand how you're going to show, you're going to put a sign up front, used cars, and they are going to be on display.

MR. LANDER: I think it's going to be temporary.

MR. HUGHES: I have a list of 15 people right now that I am just holding up, you know, so I have got to get something going.

MR. STENT: Could we grant him some type of temporary thing to use the back and put a sign up front and then maybe he can do the blacktop later?

MR. LANDER: Mr. Stent, I don't have any problem with him parking in the back, he doesn't have to have them in the front, you know what I am saying. The big problem comes when you get near that state highway.

MR. STENT: At this point, does need approval.

MR. LANDER: Change of use, yes, because he's a change of use.

MR. STENT: Even though he is going to park the cars in the back?

MR. LANDER: Right, still change of use and has to have our approval to do that but I have no problem with putting the cars in the back. Put the sign out front, cars in back and then if you want to at a later date display them out in front, once you get going, then come back in and we can amend this.

MR. PETRO: Excuse me, all you need to do is blacktop and put down the bumpers, that is what the board's asking. Is there anything else?

MR. KRIEGER: Shows the access.

MR. LUCAS: So we have to act on the change of use?

MR. LANDER: With the parking in front, we have to act on that and the change of use.

MR. LUCAS: Can't we grant one and wait until the other?

MR. LANDER: We can or you can make it subject to the whole approval, why not?

MR. EDSALL: Does the board believe with the pavement being installed and an anchored barrier in, do they believe it has to go to the DOT or does the board agree or disagree?

MR. LANDER: I didn't think it had to to begin with, I know with the, with the gravel surface.

MR. EDSALL: If no one objects, there are no other people involved, if that is the case, why are you making him come back twice?

MR. LANDER: So why don't we entertain a motion here.

MR. STENT: Subject to or how do you want to do it?

MR. LANDER: He can temporarily run out of the spots in the back until he gets the thing in the front done.

MR. EDSALL: Why say temporary because with his--

MR. KRIEGER: Approve it subject to since he's allowed to do it.

MR. EDSALL: He's got five extra spaces either way.

MR. LANDER: Didn't I just say that?

MR. EDSALL: There is no temporary operation though.

MR. LANDER: Not temporary but it's a permanent operation but I think the word was temporarily use this in lieu of having the cars out in front but--

MR. EDSALL: But what I want to avoid, Ron, is misunderstanding that he can only use the back part for temporary, he can use the back in the future as well.

MR. LANDER: Absolutely.

MR. EDSALL: So in fact if he can have the front display area and have an overflow 35 spaces in the back to store additional--

MR. LANDER: This is just strictly sales, right, I mean no mechanical, not hearing any hammers and banging?

MR. HUGHES: No.

MR. STENT: Make a motion we declare negative dec.

MR. DUBALDI: You have to waive the public hearing.

MR. STENT: Make a motion we waive public hearing.

MR. LUCAS: Second it.

MR. LANDER: Motion has been made and seconded we waive the public hearing.

ROLL CALL

MR. DUBALDI	NO
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE

MR. LANDER: I think the guy next door knows what's going on, there's only one other residence, I'm trying to justify waiving this public hearing. I don't normally like to do that but seeing as everything else around it there's only one residence that is directly affected.

MR. KRIEGER: And you can tell by looking in the future purely commercial use the better, it ups the value of his property.

MR. LANDER: I'm going to vote yes so we waive the public hearing and if I get this map we're going to do it subject to.

MR. EDSALL: Need a negative dec.

MR. STENT: Make a motion we declare negative dec.

MR. LUCAS: Second it.

MR. LANDER: Motion has been made and seconded that we declare negative dec on the Northeast Auto Sales of America, Inc. site plan.

ROLL CALL

MR. DUBALDI	NO
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE

MR. LUCAS: Make a motion we approve subject to the changes we asked, the paving and the wheel stops and that was really the only thing, right?

MR. EDSALL: Your access drive.

MR. LUCAS: Show that on the side on the map.

MR. LANDER: And we have to correct the handicapped spaces in the front.

MR. LUCAS: And correction of the width of the handicapped.

MR. DUBALDI: What's the access going to be, is it just going to be--

MR. LUCAS: Still the same, not going to change.

MR. DUBALDI: Shale?

MR. LANDER: Shale, gravel. Mark, does he have enough room with the way it's laid out just the pavement has to be moved in the handicapped space?

MR. LUCAS: The width of the handicapped, can you widen that?

MR. HUGHES: Yes.

MR. EDSALL: They may find if the location of the existing sign is really where it is shown, they may want to move that which wouldn't cause any problem code wise but it's obviously right in the target range of putting the vehicles in so they may want to move that.

MR. LANDER: We have to show the road here and we have to have the handicapped parking and we're going to move the sign, sign's going to stay in the same size, you're not to change the size of that because if you do, I don't know if it needed a variance before or not.

MR. EDSALL: The wheel stops should really be a continuous anchored row so that it is something permanent or at least fixed.

MR. LANDER: That is also part of the subject to.

MR. EDSALL: Right.

MR. LANDER: Anything else gentlemen?

June 26, 1996

37

MR. STENT: So moved.

MR. LUCAS: Second it.

ROLL CALL

MR. DUBALDI	NO
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: NORTHEAST AUTO SALES OF AMERICA, INC. SITE PLAN
PROJECT LOCATION: ROUTE 207 (EAST OF WEATHER OAK HILL)
SECTION 34-BLOCK 2-LOT 5
PROJECT NUMBER: 96-17
DATE: 26 JUNE 1996
DESCRIPTION: THE APPLICANT PROPOSES DEVELOPMENT OF A USED
AUTO SALES ESTABLISHMENT ON THE SOUTH SIDE OF
ROUTE 207. THE PLAN WAS REVIEWED ON A CONCEPT
BASIS ONLY.

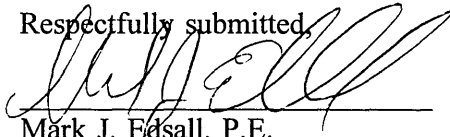
1. The Planning Board should verify the use category identification for the proposed project. If the Board concurs with Use A6 classification, the bulk information indicated is correct. The lot would also appear to comply with these minimum bulk requirements, with the understanding that the front yard setback is a non-conforming pre-existing condition.
2. Based on the concept review of the plan, I have the following comments:
 - a. The Board should confirm that the gravel parking area for auto display is an acceptable finish.
 - b. The existing handicapped parking space at the front of the building does not comply with current spacial requirements.
 - c. The site would appear to have adequate off-street parking. Based on the calculation depicted on the plan, an additional five (5) spaces do exist for display vehicle storage.
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: NORTHEAST AUTO SALES OF AMERICA, INC. SITE PLAN
PROJECT LOCATION: ROUTE 207 (EAST OF WEATHER OAK HILL)
SECTION 34-BLOCK 2-LOT 5
PROJECT NUMBER: 96-17
DATE: 26 JUNE 1996

4. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
5. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
6. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.

Planning Board Engineer

MJEmk

A:NORTHEA.mk

1 Abstain (Jim Petro)

RESULTS OF P.B. MEETING

DATE: June 26, 1996

PROJECT NAME: N E Auto Sales PROJECT NUMBER 96-17

* * * * *

LEAD AGENCY:

* NEGATIVE DEC:

M) D S) S VOTE: A 4 N 0

* M) S S) LU VOTE: A 3 N 1

CARRIED: YES ✓ NO

* CARRIED: YES: ✓ NO

* * * * *

PUBLIC HEARING: M) S S) LU VOTE: A 3 N 1

WAIVED: YES ✓ NO 4

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) LU S) S VOTE: A 3 N 1 APPR. CONDITIONALLY: 6-26-96

NEED NEW PLANS: YES ✓ NO

DISCUSSION/APPROVAL CONDITIONS:

Concrete wheel stops required on plan + paving

show access to front for car display

Correct handicap parking space

Send to O.O.T. (Revised Plan) will do blacktopping + wheel stops instead

More sign

B #96-17 Application fee

567-6640
NORTHEASTERN AUTO SALES
OF AMERICA INC.
589 LITTLE BRITAIN ROAD
NEW WINDSOR, NY 12553

EXPLANATION	AMOUNT

01022
50-7131/2219

YOUNT One hundred dollars and $\frac{00}{100}$

DOLLARS

CHECK
AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
2/2/96	T. of New Windsor Site Application		01022

\$ 100.⁰⁰

☐ Security Features
are included.
Drawn on back

WALDEN SAVINGS BANK
CORNWALL OFFICE
CORNWALL-ON-HUDSON, NY 12520

J. S. A. R. K.

⑈001022⑈ ⑆221971316⑆06 95 003645⑈

3. #96-17 ESCROW

567-6640

NORTHEASTERN AUTO SALES
OF AMERICA INC.
589 LITTLE BRITAIN ROAD
NEW WINDSOR, NY 12553

EXPLANATION	AMOUNT
RT 207 Site	
Plan Escrow	

01021
50-7131/2219

YOUNT Seven hundred fifty dollars and $\frac{00}{100}$

DOLLARS

CHECK
AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
2/2/96	T. of New Windsor Escrow		01021

\$ 750.⁰⁰

☐ Security Features
are included.
Drawn on back

WALDEN SAVINGS BANK
CORNWALL OFFICE
CORNWALL-ON-HUDSON, NY 12520

J. S. A. R. K.

⑈001021⑈ ⑆221971316⑆06 95 003645⑈



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96 - 17

DATE PLAN RECEIVED: RECEIVED JUN 2 0 1996

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Northeastern Auto Sales - _____ has been

reviewed by me and is approved ☒ _____,

disapproved ☐ _____.

~~If disapproved, please list reason~~ _____

Water is available for this project - _____

HIGHWAY SUPERINTENDENT DATE

Steve DiDio CAMO - 6-21-94

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 26 June 1996

SUBJECT: Northeastern Auto Sales of America Inc.

Planning Board Reference Number: PB-96-17

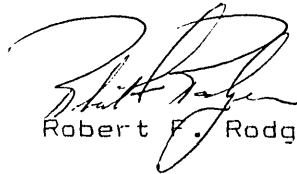
Dated: 20 June 1996

Fire Prevention Reference Number: FPS-96-034

A review of the above referenced subject site plan was conducted on 25 June 1996, for fire prevention purposes only.

The site plan is acceptable.

Dated: 15 April 1996.

A handwritten signature in cursive script, appearing to read "Robert F. Rodgers".

Robert F. Rodgers; C.C.A.

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

RECEIVED

JUN 21 1996

HIGHWAY DEPT

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96 - 17

DATE PLAN RECEIVED: RECEIVED JUN 20 1996

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

disapproved _____.

If disapproved, please list reason _____

W. James Cullen 6/24/96
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

10. Tax Map Designation: Section 34 Block 2 Lot 5

11. General Description of Project: EXIST SITE & BUILDING TO BE USED FOR USED AUTO SALES. ADDITION OF GRAVEL AREA FOR AUTO DISPLAY

12. Has the Zoning Board of Appeals granted any variances for this property? X yes no. (APPEAL NO. 89-36)

13. Has a Special Permit previously been granted for this property? yes X no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

22 day of Apr 19 96 B. Scott Hughes
Applicant's Signature

Phyllis M. Pryne
Notary Public

PHYLLIS M. PRYNE
NOTARY PUBLIC, STATE OF NEW YORK
RESIDING IN COUNTY OF ORANGE
NO. 4622569
COMMISSION EXPIRES FEB. 28, 19 98

TOWN USE ONLY:

RECEIVED JUN 20 1996

Date Application Received

96 - 17

Application Number

RECEIVED JUN 20 1996

If applicable "xxx"

TOWN OF NEW HENSCHE PLANNING BOARD
SITE PLAN CHECKLIST

<u>ITEM</u>	
1. <input checked="" type="checkbox"/> Site Plan Title	29. <input checked="" type="checkbox"/> <u>N/A</u> Curbing Locations
2. <input checked="" type="checkbox"/> Applicant's Name(s)	30. <input checked="" type="checkbox"/> <u>N/A</u> Curbing Through Section
3. <input checked="" type="checkbox"/> Applicant's Address(es)	31. <input checked="" type="checkbox"/> <u>N/A</u> Catch Basin Locations
4. <input checked="" type="checkbox"/> Site Plan Preparer's Name	32. <input checked="" type="checkbox"/> <u>N/A</u> Catch Basin Through Section
5. <input checked="" type="checkbox"/> Site Plan Preparer's Address	33. <input checked="" type="checkbox"/> <u>N/A</u> Storm Drainage
6. <input checked="" type="checkbox"/> Drawing Date	34. <input checked="" type="checkbox"/> <u>N/A</u> Refuse Storage
7. <input checked="" type="checkbox"/> Revision Dates	35. <input checked="" type="checkbox"/> <u>N/A</u> Other Outdoor Storage
8. <input checked="" type="checkbox"/> Area Map Inset	36. <input checked="" type="checkbox"/> <u>N/A</u> Water Supply
9. <input checked="" type="checkbox"/> Site Designation	37. <input checked="" type="checkbox"/> <u>N/A</u> Sanitary Disposal System
10. <input checked="" type="checkbox"/> Properties Within 500' of Site	38. <input checked="" type="checkbox"/> <u>N/A</u> Fire Hydrants
11. <input checked="" type="checkbox"/> Property Owners (Item #10)	39. <input checked="" type="checkbox"/> <u>N/A</u> Building Locations
12. <input checked="" type="checkbox"/> Plot Plan	40. <input checked="" type="checkbox"/> <u>N/A</u> Building Setbacks
13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser)	41. <input checked="" type="checkbox"/> <u>N/A</u> Front Building Elevations
14. <input checked="" type="checkbox"/> Metes and Bounds	42. <input checked="" type="checkbox"/> <u>N/A</u> Divisions of Occupancy
15. <input checked="" type="checkbox"/> Zoning Designation	43. <input checked="" type="checkbox"/> <u>N/A</u> Sign Details
16. <input checked="" type="checkbox"/> North Arrow	44. <input checked="" type="checkbox"/> <u>N/A</u> Bulk Table Inset
17. <input checked="" type="checkbox"/> Abutting Property Owners	45. <input checked="" type="checkbox"/> <u>N/A</u> Property Area (Nearest 100 sq. ft.)
18. <input checked="" type="checkbox"/> Existing Building Locations	46. <input checked="" type="checkbox"/> <u>N/A</u> Building Coverage (sq. ft.)
19. <input checked="" type="checkbox"/> Existing Paved Areas	47. <input checked="" type="checkbox"/> <u>N/A</u> Building Coverage (% of Total Area)
20. <input checked="" type="checkbox"/> <u>N/A</u> Existing Vegetation	48. <input checked="" type="checkbox"/> <u>N/A</u> Pavement Coverage (sq. ft.)
21. <input checked="" type="checkbox"/> Existing Access & Egress	49. <input checked="" type="checkbox"/> <u>N/A</u> Pavement Coverage (% of Total Area)
<u>PROPOSED IMPROVEMENTS</u>	
22. <input checked="" type="checkbox"/> <u>N/A</u> Landscaping	50. <input checked="" type="checkbox"/> <u>N/A</u> Open Space (sq. ft.)
23. <input checked="" type="checkbox"/> <u>N/A</u> Exterior Lighting	51. <input checked="" type="checkbox"/> <u>N/A</u> Open Space (% of Total Area)
24. <input checked="" type="checkbox"/> <u>N/A</u> Screening	52. <input checked="" type="checkbox"/> <u>N/A</u> No. of Parking Spaces Prop.
25. <input checked="" type="checkbox"/> <u>N/A</u> Access & Egress	53. <input checked="" type="checkbox"/> <u>N/A</u> No. of Parking Spaces Req.
26. <input checked="" type="checkbox"/> <u>N/A</u> Parking Areas	
27. <input checked="" type="checkbox"/> <u>N/A</u> Loading Areas	
28. <input checked="" type="checkbox"/> <u>N/A</u> Paving Details	
(Items 25-27)	

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
55. N/A A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By: William P. Hildner L.S.
Licensed Professional

Date: 16 APRIL 1996

96 - 17

RECEIVED JUN 20 1996

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

THIS PROPERTY IS NOT IN A FLOOD ZONE

William R. Wilder, L.S.

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

96 - 17

RECEIVED JUN 20 1996
SEQR

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT / SPONSOR <u>T. SCOTT HUGHES</u>	2. PROJECT NAME <u>NORTHEASTERN AUTO SALES OF AMERICA, INC. SITE PLAN</u>
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>SOUTH SIDE OF N.Y.S. ROUTE 207, 300' EAST OF WEATHER OAK HILL ROAD</u> <u>TAX MAP SECTION 34 BLOCK 2 LOT 5</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>ADDITION OF GRAVEL PARKING AREA FOR AUTO DISPLAY ON AN EXISTING SITE</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.6</u> acres Ultimately <u>0.6</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approval:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval: <u>VARIANCE PREVIOUSLY GRANTED FOR FRONT YARD SET BACK</u>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>T. SCOTT HUGHES</u>	Date: <u>16 APRIL 1996</u>
Signature: <u>William B. Aldred (PREPARED)</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 8 NYCRR, PART 817.12? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 8 NYCRR, PART 817.87 If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☐ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

 Name of Lead Agency

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from responsible officer)

 Date